

Key: 8088

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.253

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OBRIEN SHARON & EDWARD NISHAN KARADIZIAN ETALS 9 CRANSTON RD WINCHESTER, MA 01890				38.3-108-0				24 TIDE WAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OBRIEN SHARON & OBRIEN CARLOTTA K				06/18/2003	FXX	100	17109-265 03193-0196				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18627	07/31/2018	5	DEMOLITIONS	3,695			100	100
04523	07/12/2004	3	ALT/RENO	2,000	09/25/2006	TL	100	100
02653	09/27/2002	2	ADDITIONS	38,000	09/25/2006	TL	100	100
200469	07/31/2000	3	ALT/RENO	21,000	09/17/2001	TL	100	100

LAND


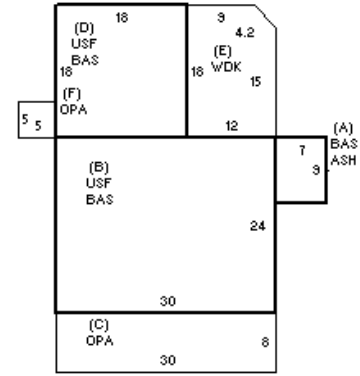
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	10,040	11	1.00	100	1.00	100	1.00	589,250	3.12	A	1.00	BA+ 2.50		423,440

DETACHED

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	423,400	329,800			
Infl1	AVG		BUILDING	369,100	326,600			
N_Index	AVG		DETACHED	2,000	1,900			
			OTHER	0	0			
			TOTAL	794,500	658,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 F 0.60			240	13.71	2,000

PHOTO 12/31/2002

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2006	TL
MODEL	1		RESIDENTIAL	LIST	3/13/1990	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/9/2018	TL;
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,528
NET AREA	2,151	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	ASH	N	ATT SHED	63		25.68	1,618		
\$NLA(RCN)	\$181	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	783	1924	206.62	161,786		
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	720	1924	111.91	80,573		
				ROOF COVER	1	ASP/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	265		63.35	16,787		
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	324	2002	206.62	66,946		
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	324	2002	111.91	36,258		
				HEATING/COOLING	1	FORCED AIR	1.00	E	WDK	N	WOOD DECK	212		27.88	5,910		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,481.60	9,482			
				USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,292.10	9,168			
																COND	5 5 %
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$369,100